

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the seventeenth day of August 2005, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Vice-Chair
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey H. Simme, Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

August 17, 2005

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held August 17, 2005. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:34 PM. Motion was made by Rebecca Anderson to approve the minutes from the July 20, 2005 Planning Board Meeting with the following correction: SITE PLAN REVIEW-HONDA POWER CENTER AND AUTO AUCTION FACILITY- Located on the north side of Walden Ave. directly across from the Lancaster Airport. Motion was seconded by John Gober and unanimously carried.

ACTION ITEMS -

SKETCH PLAN REVIEW-PLUM CREEK COMMERCE CENTER, 144.68 ACRES WEST OF CEMETERY ROAD, EAST OF WALTER WINTER DRIVE, NORTH OF ERIE STREET. PROJECT NO. 14614. CONTACT PERSON: GLENN HARVEY, BERGMANN ASSOCIATES.

Glenn Harvey, Bergmann Associates and Mary Powell, owner, presented to the Planning Board the sketch plan for the proposed business park on the 144.68-acre parcel located west of Cemetery Road, east of Walter Winter Drive, north of Erie Street, and south of the CSX railroad line. Mr. Harvey told the Planning Board that the site could accommodate 1.7 million square feet of industrial building space. The sketch plan shows five lots, but Mr. Harvey stated that this a conceptual plan, and that the lots can be subdivided depending on use. Ms. Powell told the Planning Board that currently there are no prospects. The road will not be extended until the lots begin to sell. There was some discussion regarding the planned Hike and Bike Trail that will go through this property. Mr. Harvey told the Planning Board that Bergmann Associates is also the designer for the bike path and that he has been in contact with Mark Johnson of Bergmann Associates who is handling the bike path project. The Planning Board stated that the developer should work with the Town's plan for the bike path, and that this plan must be coordinated with the bike path. Drainage - Mr. Harvey explained that gravity sewers will be brought in from Commerce Parkway, and that each lot will have its own detention pond. Town Engineer Robert Labenski stated that he is satisfied with the drainage plan.

DETERMINATION

Based on the information provided to the Planning Board, Michael Myszka made a motion to recommend approval of the sketch plan to the Town Board with the following condition: 1) Sketch plan to be coordinated with the Town's plan for the bike path. Motion seconded by Melvin Szymanski and unanimously carried.

SITE PLAN REVIEW - PROPOSED 18,000 SQ. FT. INSURANCE CLAIM CENTER, 6691/6699 TRANSIT ROAD. PROJECT NO. 5055. CONTACT PERSON: NEAL KOCHIS, WM. SCHUTT & ASSOCIATES

Neal Kochis, Peter Sorgi, and Matt Zaremba presented to the Planning Board the site plan for the proposed Progressive Insurance claim center located on the 17-acre parcel located at 6691/6699 Transit Road. The plan shows a 28-foot wide access road from Transit Road. The 18,000 sq. ft. building will be used for a claim center and office space. Mr. Kochis told the Planning Board that the Town Board had placed eleven conditions on the previously presented sketch plan, and that they have addressed all the conditions. Drainage - Mr. Kochis stated that sewers will connect to the Erie County Sewer District main at the rear of the property. Rock wells will be drilled and mechanically fractured. There will be an open rock detention pond at the front and rear of the property. Town Engineer Robert Labenski said that he is satisfied with the drainage plan. The Planning Board stated that the drainage plan must conform to the groundwater regulations set by both the New York State Dept. of Environmental Conservation and the federal Environmental Protection Agency. Landscaping - Mr. Sorgi told the Planning Board that he has spoken with Crew Chief Terrence McCracken and that the landscape plan will be revised showing a continuous berm along the entire east line of the property as a buffer. The Planning Board told Mr. Sorgi that the revised landscape plan must be approved by Crew Chief McCracken. The rear portion of the property will be entirely fenced in with iron rod fencing. The top of the fencing will have a security-type edge. Lighting - Since no lighting plan was submitted, the Planning Board stated that the light standards cannot exceed 15 feet and must have flat lenses that are directed downward. The developer must have a lighting plan approved by the Building Inspector's office before the site plan is submitted to the Town Board.

DETERMINATION

Based on the information provided to the Planning Board, Lawrence Korzeniewski made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1) Drainage plan must conform to NYSDEC and EPA ground water regulations; 2) Revised landscaping plan to be approved by Crew Chief Terrence McCracken; 3) Lighting plan must be approved by the Building Inspector's office prior to site plan submission to the Town Board. Motion seconded by John Gober and unanimously carried.

SITE PLAN REVIEW - PROPOSED 36,000 SQ. FT. ENTERPRISE CAR RENTAL & RETAIL SPACE, 6691/6699 TRANSIT ROAD. PROJECT NO. 5178. CONTACT PERSON: NEAL KOCHIS, WM. SCHUTT & ASSOCIATES

Neal Kochis and Roger Pasquarella presented to the Planning Board the site plan for the proposed Enterprise car rental and retail space on the 17-acre parcel located at 6691/6699 Transit Road. This project will utilize the same access road from Transit Road as the Progressive facility. The plan shows a 16,000 sq. ft. Enterprise car rental and a 21,000 sq. ft. proposed retail space. The Enterprise car rental will be located immediately east of the Tim Horton's Restaurant. Mr. Kochis told the Planning Board that the 10-ft. area between the back of the building and the road will be grassed. This project will have a wash bay with an oil/water separator. Drainage - Mr. Kochis stated that sanitary sewers will run south to Transit Road on an easement. Town Engineer Robert Labenski will keep the Planning Board informed concerning NYSDOT discussions regarding the water lines. The site plan shows detention ponds both north and south of the Enterprise facility. This project will also have rock wells. The Planning Board stated that the drainage must conform to NYSDEC and EPA stormwater drainage standards.

DETERMINATION

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board with the following condition: 1.) Drainage must conform to NYSDEC and EPA stormwater discharge standards. Motion seconded by Michael Myszkka and unanimously carried.

REZONE PETITION - END OF BRADLEY ROAD OFF OF HARRIS HILL ROAD. PRESENT ZONING IS R-1 (SINGLE-FAMILY), PROPOSED ZONING MFR-4 (APARTMENT FACILITY) FOR A 123-UNIT SENIOR LIVING FACILITY. CONTACT PERSON: MICHAEL S. JORDAN, PRESIDENT, CLOVER CONSTRUCTION MANAGEMENT

Chair Keysa told the Planning Board that he would Chair this project but would abstain from the vote because he has represented the owners of property that abuts this property.

Michael S. Jordan, President, Clover Construction Management, presented to the Planning Board the plans for the proposed rezone of the 10-acre parcel at the end of Bradley Road off of Harris Hill Road. The plan shows a cul-de-sac at the end of Bradley Road. The two-story wood building will have 123 units for low to middle-income, independent seniors. The building will be fully handicap accessible and will have a full-time, on-site manager and maintenance. The plan shows full access around the building for emergency vehicles and a buffer around the entire project. The plan also shows forty garages. Mr. Jordan told the Planning Board that there will be six acres of greenspace. This entire project lies outside the floodplain. A brief discussion followed during

which some Planning Board members stated that this is a very nice project and that the Town would welcome affordable senior housing. However, the six members of the Planning Board who had not abstained all agreed that this project is not in character with the surrounding neighborhood and recommended denial of the rezone.

DETERMINATION

Based on the information presented to the Planning Board, Melvin Szymanski made a motion to recommend denial of the rezone. Motion seconded by John Gober and duly carried by a vote of 6 ayes and no nays with Chair Keysa abstaining from the vote.

SKETCH PLAN REVIEW - PROPOSED CONSTRUCTION OF 104 PATIO HOMES ON THE SOUTH SIDE OF PLEASANTVIEW DRIVE, EAST OF FORTON DRIVE AND WEST OF STONY BROOK DRIVE. PROJECT NO. 7040. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN INC.

At the request of the applicant, this project is tabled to the next Planning Board Meeting on Wednesday, September 7, 2005.

OTHER MATTERS -

Street width/curbs in patio home developments - Town Engineer Robert Labenski told the Planning Board that the following townhouse and condominium developments in the Town of Lancaster do not have curbs: Eastwood Village, Northwood Village, Olde Stone Lane, Town Square, and D'Aprile Springs. It was noted that these are private projects. In the matter of Pleasant Meadows, the construction of 104-patio homes will be directly north of R-2 housing. Following a poll of the Planning Board members, it was unanimously agreed that to keep in character with the regular subdivision directly to the south, the road width in the patio home section of Pleasant Meadows should be 28 feet with upright curbs.

Traffic study - Member Myszka inquired as to the status of the traffic study that is to be done regarding Pleasant Meadows. Chair Keysa stated that the developers and the Western New York Builders Association are waiting to hear from Erie County as to what exactly the County is requiring in regards to this traffic study. A meeting is scheduled for tomorrow (August 18) with Hal Moore of the Greater Buffalo-Niagara Regional Transportation Council.

At 9:13 PM Michael Myszka made a motion to adjourn the meeting. Motion seconded by Melvin Szymanski and unanimously carried.